

AGENDA
ZONING BOARD OF ADJUSTMENT AND APPEALS
CITY HALL COUNCIL CHAMBERS
THURSDAY, NOVEMBER 18, 2021 AT 3:00 PM

- A. Prayer**
- B. Pledge of Allegiance**
- C. Call to Order**
- D. Determination of a Quorum**
- E. Confirmation of Agenda**
- F. Adoption of Minutes**

F1. Zoning Board Meeting - October 21, 2021

- G. Hearing of Cases**

G1. Public Declaration of Appeal Process of Chairman

Any person or any officer, department or agency of the City aggrieved by any decision of the Zoning Board of Adjustment and Appeals may, within fifteen (15) days thereafter appeal there from to the mayor and City Council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Zoning Board shall cause a transcript of the proceedings in the case to be certified to the mayor and City Council, and the matter will be heard on said transcripts. The filing fee for an appeal, is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development-Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. Anyone speaking today is asked to complete a "Speaker's Card".

Please provide the completed card at the time you speak to the Zoning Board. City staff personnel can assist in any questions you may have or in completing the card. This public meeting is open to all for comment.

G3. Routine Agenda

1. Variance 2110ZB161:

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000,
Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

2. Special Exception 2112SE181:

Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000,
Requests a Day Care use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

H. Adjournment

MINUTES

ZONING BOARD OF ADJUSTMENT AND APPEALS MEETING

Thursday, October 21, 2021 3:00 P.M.

GULFPORT CITY COUNCIL CHAMBERS

- A. **Prayer**: The Zoning Board led a prayer.
- B. **Pledge of Allegiance**: The Pledge of Allegiance was recited.
- C. **Call to Order**: The meeting of the Planning Commission was called to order at **3:00pm**
- D. **Determination of a Quorum**: A Roll Call was conducted and a quorum was determined.

BOARD MEMBERS PRESENT:

LEE PALERMO
LESLIE NORTH
MARY ANN WIGINTON
MICHAEL DANIELS
ROBERT PHARR
NATHAN BODDIE
JONATHAN MARSHALL

BOARD MEMBERS ABSENT:

NATHAN BODDIE

STAFF MEMBERS PRESENT

GREG HOLMES
MATILDA WELCH
NELISIA NEWELL
DEREK DUCKWORTH

COURT REPORTER:

NORMA SOROE

E. Confirmation of Agenda:

F. Approval of Minutes:

Motion by **Ms. North** and seconded by **Mr. Pharr** to approve Minutes of the **October 16, 2021**, Zoning Board meeting was carried unanimously.

G. Hearing of cases:

G1. The declaration of appeal process was read by the Chairman of the Zoning Board: Any person or any officer, department, or agency of the city aggrieved by any decision of the Board of Adjustment and appeals may within fifteen (15) days thereafter appeal there from to the mayor and city council by filing with the Planning Division a written notice of appeal specifying the decision from which the appeal is taken. In case of such appeal, the Planning Division shall cause a transcript of the proceedings in the case to be certified to the mayor and city council, and the matter will be heard on said transcript. The filing fee for an appeal is based on the actual cost of the required official transcript and any related miscellaneous charges. Any appeal shall be in writing and submitted to the Department of Urban Development – Planning Division stating what decision is being appealed and detailing how you are aggrieved.

G2. The Chairman asked all individuals speaking at today's meeting to complete a speaker's card.

G3. Routine Agenda:

1. Variance 2110ZB154:

Variance 2110ZB154, by owners Chester Allen & Sharon Culpepper, tax parcel 0908O-04-044.000, Request variance for front, side yard setbacks and accessory building location in the primary frontage, 2605 W Stevens Cir, Zoned R-1-10 (Single-family), Ward 6

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Marshall – To table applicant request.

Second: Mr. Pharr

Lee Palermo	- Chairman -
Leslie North	- Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Absent
Jonathan Marshall	- Yea

Action: TABLED DUE TO APPLICANT NOT BEING PRESENT.

Motion: Mr. Marshall – To approve applicant request.

Second: Mr. Pharr

Lee Palermo	- Chairman -
Leslie North	- Nay
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Absent
Jonathan Marshall	- Yea

Action: Motion carried 4 – 1.

2. Variance 2110ZB156:

Variance 2110ZB156, by owner Glen Brangers, tax parcel 0908H-01-006.057, Request variance for setbacks, 12108 Michael Grace Dr, Zoned R-1-15 (Single-family), Ward 6

Speaking for the Petition: Glen Brangers

Speaking against the Petition: None

Motion: Mr. Marshall – To approve applicant request.

Second: Mrs. Wiginton

Lee Palermo	- Chairman -
Leslie North	- Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Absent
Jonathan Marshall	- Yea

Action: Motion carried unanimously.

3. Variance 2110ZB161:

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Marshall – To table applicant request.

Second: Mr. Daniels

Lee Palermo	- Chairman -
Leslie North	- Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Absent
Jonathan Marshall	- Yea

Action: TABLED DUE TO APPLICANT NOT BEING PRESENT.

4. Variance 2109ZB140:
(Tabled from September 16, 2021 Meeting)

Variance 2109ZB140, by owner Joseph McCormick Jr, tax parcel 1010N-02-001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2

Speaking for the Petition: None

Speaking against the Petition: None

Motion: Mr. Marshall – To deny applicant request.

Second: Mr. Pharr

Lee Palermo	- Chairman -
Leslie North	- Yea
Mary Ann Wiginton	- Yea
Michael Daniels	- Yea
Robert Pharr	- Yea
Nathan Boddie	- Absent
Jonathan Marshall	- Yea

Action: Motion carried unanimously.

Adjournment:

Motion by **Mr. Marshall** to adjourn the meeting was seconded by **Mr. Pharr** and carried unanimously. The meeting adjourned at **3:17 pm** .

THESE MINUTES WERE APPROVED BY A VOTE OF THE ZONING BOARD OF ADJUSTMENT AND APPEALS.

Nathan Boddie, Secretary

Date: _____

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 18, 2021

Re: Variance 2110ZB161:

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

Technical Report

VARIANCE

GENERAL INFORMATION

Case File Number: 2110ZB161

Hearing Date: November 18, 2021

Current Zoning/Use: R-1-5 / Vacant lot

Legal: Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

TECHNICAL DETAILS

Variances involve special cases where unique factors contribute to justify a use of property that does not conform to the City's enforced ordinances. Therefore, variances should not be granted unless they are able to adequately meet the following conditions:

- (a) That special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other lands, structures, or buildings in the same district;
- (b) The special conditions and circumstances do not result from the actions of the applicant;
- (c) That an unnecessary hardship is created by the physical character of the property and is peculiar and unusual to such an extent that it is evidence that amendment of the zoning ordinance does not offer a reasonable solution;
- (d) That literal interpretation of the provisions of this ordinance would deprive the applicant of rights commonly enjoyed by properties in the same district under the terms of this ordinance;
- (e) That the granting of the variance will not confer on the applicant any special privilege that is denied by this ordinance to other lands, structures, or buildings in the same district, other than to permit the applicant to use their property in a manner as nearly equivalent to uses generally permitted in the district considering the conditions and circumstances involved and the hardship;
- (f) That the use proposed is permissible by right or with planning approval or by special exception.

(Ord. App. A Sec. VIII (B)(2)(c)(1))

Technical Report

VARIANCE

The applicant is requesting to build a duplex on a vacant lot that is 6,375 square feet. In order to do so, the applicant requests a variance of 1,125 square feet for a lot size of 6,375 square feet where 7,500 square feet is required for a two-family dwelling in an R-1-5 district.

- (a) The applicant states, "the special condition is the circumstances requiring the variance." The surrounding neighborhood is primarily single-family homes with one duplex across from the proposed property. A duplex use requires a lot size of 7,500 square feet and Planning Commission Approval. Single-family homes and mobile homes require a lot size 5,000 square feet. There exists single-family homes on the block that meet or exceed the lot size requirement except for one. The average square feet of the properties is 8,275 square feet for a single-family home. The largest property being 10, 125 square feet and the smallest property being 4,250 square feet of the subject block. See attached map.
- (b) In the application, the applicant cites that the special conditions did not result from them purchasing the property. The property meets the lot size without needing a variance for a single-family home, which is allowed by right. Special conditions arise when asking for more than the ordinance allows.
- (c) The applicant notes that the hardship is based on the actual size of the property. The property's lot size meets the requirements for a single-family home. The one adjacent property with the duplex meets the lot size requirement without needing a variance. The applicant has not provided a hardship.
- (d) It is implied by the applicant that their request meets a need of the local area and provides a reasonable economic return. The applicant gives no further explanation.
- (e) The applicant states, they are not receiving any special benefits that others in the area have not received. The only other two properties with a duplex meet the lot size requirements. Therefore, granting this variance would set a precedence in the neighborhood.
- (f) This property is zoned R-1-5, and a two-family dwelling is a permitted use with Planning Commission Approval.

EXECUTIVE SUMMARY

The applicant provided no required hardship in their request. With the applicant not providing the 6 hardship criteria as required by ordinance, the request should be disallowed.

Any approval should consider these conditions:

1. Approval grants a variance of 1,125 square feet for a lot size of 6,375 square feet where 7,500 square feet is required.
2. Planning Commission Approval required.

DEPARTMENTAL CONDITIONS

Engineering: No comments as of 10/11/2021.

Public Works: No comments as of 10/11/2021.

Traffic and Safety: No comments as of 10/11/2021.

Technical Report

VARIANCE

Building Code Services: Must met all current building codes and all other City of Gulfport Ordinances. Memo dated 10/5/2021.

GIS: No conditions. Memo dated 10/7/2021.

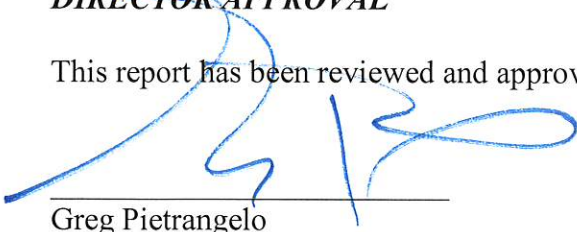
Police Department: No conditions. Memo dated 10/11/2021.

Fire Department: No conditions. Memo dated 10/4/2021.

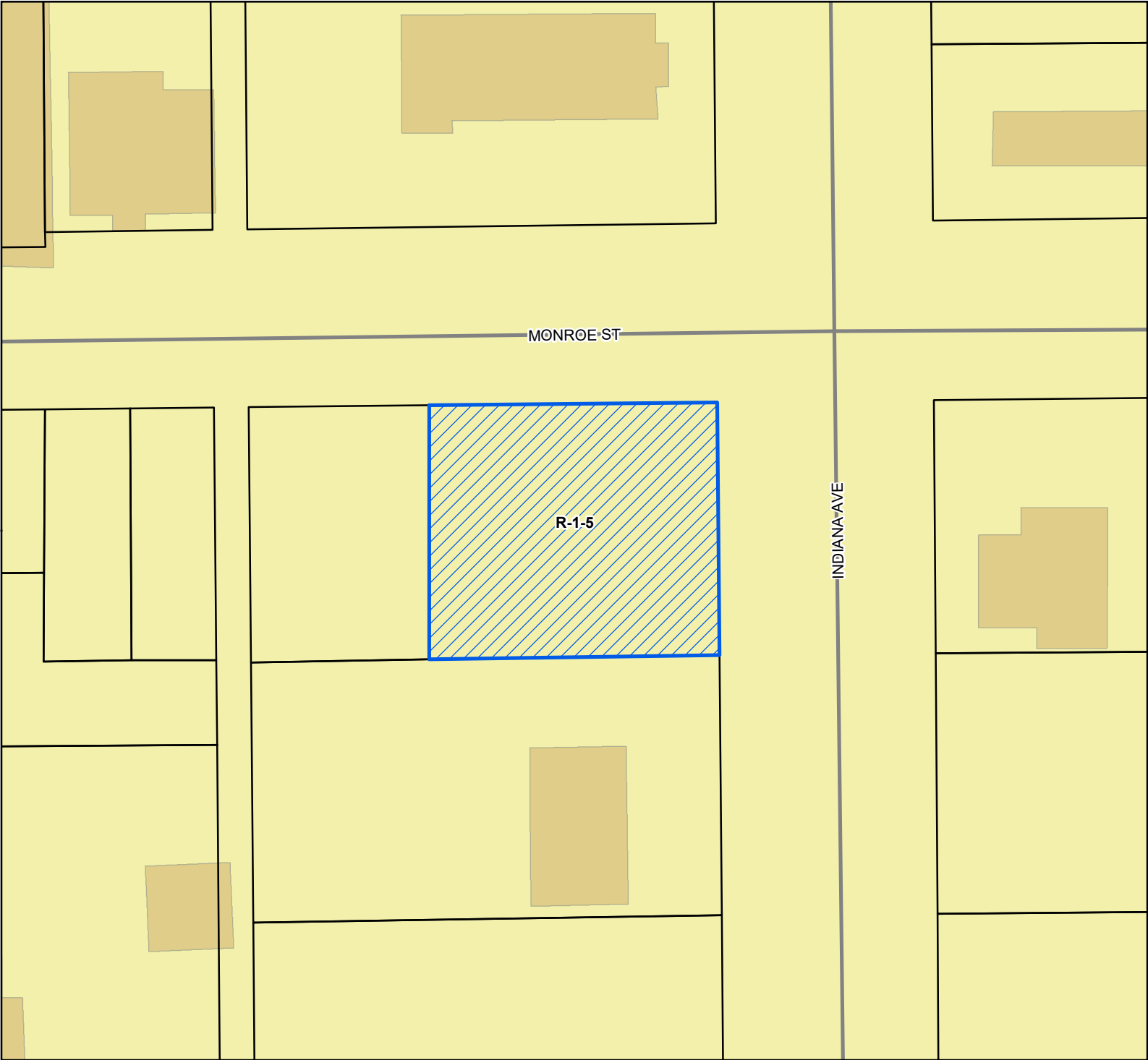
City Arborist: No conditions. Memo dated 10/5/2021.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



 Site

 Street

 Parcels

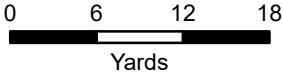
 Buildings

Zoning

R-1-5 - Single Family

 Residence District (Medium Density)

Site Information
0810E-02-104.000
Zoning: R-1-5 (Single Family Zone)
Size: 6,375 sq ft.
Flood: X



1 inch = 40 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

APPLICATION FOR VARIANCE

Property Information

TAX PARCEL #

0	8	1	0	E

 -

0	2

 -

1	0	4

 .

0	0	0

For Staff Use Only
Case File # 21107B161
Date Received: 9-7-2021
Receipt #: _____
Received By: MM
Zoning: R-1-5
Ward: 3 Flood: X
Size: 6,083 sq ft

(If necessary, use separate sheet of paper)

Address of Property Involved: _____

Lot(s) 12, 13, 14, Block(s) 318, Subdivision North Gulfport

General Location: _____

GENERAL DESCRIPTION OF REQUEST:

Similar duplex at Northwest corner. This property is located at the Southwest corner of Monroe Street and Indiana Avenue
Lot size 6375 sq ft versus required 7500 sq ft

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

Kaleb D. Fredericks

Printed Name Of Owner

3506 Bonita Drive

Mailing Address

Gulfport MS 39501

City

State

Zip code

228 343 0459

Home Phone

Work/Cell Phone

KalebFredericks@gmail.com

Email

Kaleb Fredericks

Signature Of Owner

AGENT

Printed Name Of Agent

Mailing Address

City

State

Zip code

Home Phone

Work/Cell Phone

Email

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

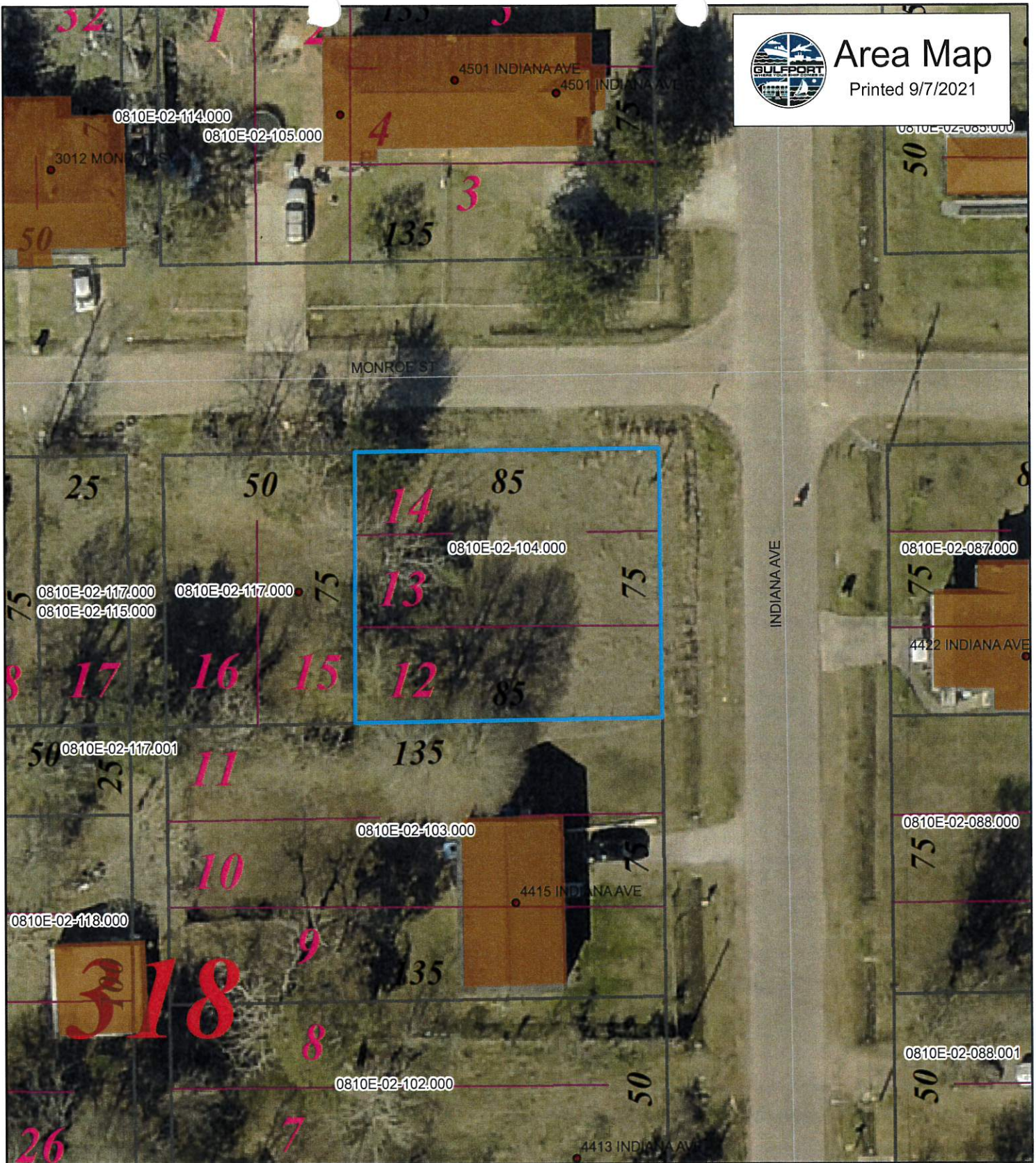
☐

SECTIONS A. THROUGH G. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.



Area Map

Printed 9/7/2021



- Addresspoints
- ~ Minor/Residential
- WaterFeatures
- Parcels



1 inch = 35 feet

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STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT



[Signature] 1st Judicial District
Instrument 2020 15673 D - J1
Filed/Recorded 12/11/2020 04:10 P
Total Fees \$ 36.00
2 Pages Recorded

REVIEWED **SCANNED** QUIT-CLAIM DEED

FOR AND IN CONSIDERATION of the SUM OF TEN DOLLARS (\$10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, the undersigned, ROGERS FREDERICKS and KIMBERLY FREDERICKS, do hereby sell, convey and quit-claim unto KALEB D. FREDERICKS all rights, title and interest in and to the following described property lying and being situated in the CITY of GULFPORT, MISSISSIPPI and being described as follows, to-wit:

PARCEL NO: 0810E-02-104-000
LOTS #12-#13-#14 BLK #318 - 15383 MONROE & INDIANA NORTH GULFPORT,
HARRISON COUNTY, MS SECS27/28-7-11

The above said property being the same which was conveyed to the GRANTORS dated 29th day of July, 2005 and recorded 2005-0017669-D-J1.

ALL AD VALOREM taxes are to be assumed by the GRANTEE for the year 2021 and thereafter.

WITNESS MY SIGNATURE, this the 11th day of DECEMBER, 2020.

[Signature of Rogers Fredericks Jr.]

ROGERS FREDERICKS JR.

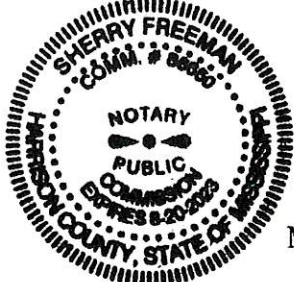
[Signature of Kimberly Fredericks]

KIMBERLY FREDERICKS

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority of law in and for the County and State aforesaid the within named ROGERS FREDERICKS and KIMBERLY FREDERICKS, who acknowledged that they signed and delivered the forgoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 11th day of DECEMBER 2020.



[Signature of Sherry Freeman]

NOTARY PUBLIC

My Commission Expires:

8-20-2023

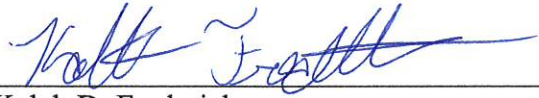
GRANTORS: ROGERS AND
KIMBERLY FREDERICKS
8118 GEORGIA AVENUE
GULFPORT MS 39501
228-343-9689

GRANTEE: KALEB D. FREDERICKS
3506 BONITA DRIVE
GULFPORT MS 39501
228-343-0459

PREPARED BY: ROGERS AND KIMBERLY FREDERICKS
8118 GEORGIA AVENUE
GULFPORT MS 39501
228-343-9689

I, Kaleb D. Fredericks, attest that I have no knowledge of any violation of restrictive or protective covenants for the property located at Parcel No. 0810E-02-104-000.

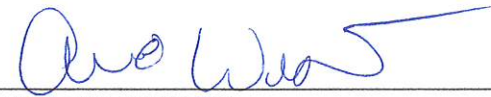
WITNESS MY SIGNATURE, this the 3rd day of September, 2021.


Kaleb D. Fredericks

STATE OF MISSISSIPPI
COUNTY OF HARRISON

PERSONALLY APPEARED BEFORE ME, the undersigned authority of law in and for the County and State aforesaid the within named KALEB D. FREDERICKS, who acknowledged that he signed and delivered the forgoing instrument on the day and year therein mentioned.

GIVEN UNDER MY HAND AND SEAL OF OFFICE, this the 3rd day of September 2021.


NOTARY PUBLIC

My Commission Expires: 06/10/23



Application for Variance

1. The special conditions and circumstances requiring a variance is the required 7500 square feet requirement where my property totals 6375 square feet.
2. The special conditions do not result from my actions. The property was purchased as is with no changes or adjustments being made.
3. The hardship is based on the actual size of the property which is slightly short of the zoning ordinance.
4. The plan and size of the dwelling meets the need of the local area with two bedrooms and two bathrooms. This meets the reasonable economic return and/or the right to reasonable development of property which might generally be expected in my area.
5. Granting of this variance will not allow me any special consideration. Residential and multi-family homes in the area have lots in similar sizes.
6. The use proposed is permissible by right, with planning approval. As the property owner, I am requesting approval to build a dwelling that will be most useful in my community due to the shortage of multi-family housing in the community.

3506 Bonita Drive
Gulfport MS 39501
November 1, 2021

Dear Reader:

I am scheduled to be present at the Zoning Board meeting and Planning Commission meeting on Thursday, November 18, 2021 in response to my request to build a duplex on my property located at the corner of Monroe Street and Indiana Avenue in Gulfport. My first day on a new job is Tuesday, November 2, 2021. I will not be off work and able to drive to Gulfport in time to attend these meetings. Therefore, I am requesting an Agent attend in my absence. My Agent is Kimberly Bass-Fredericks and she is well versed on my application and my interest in this development.

Respectfully,

Kaleb D. Fredericks



RECEIVED
11-1-21

D2

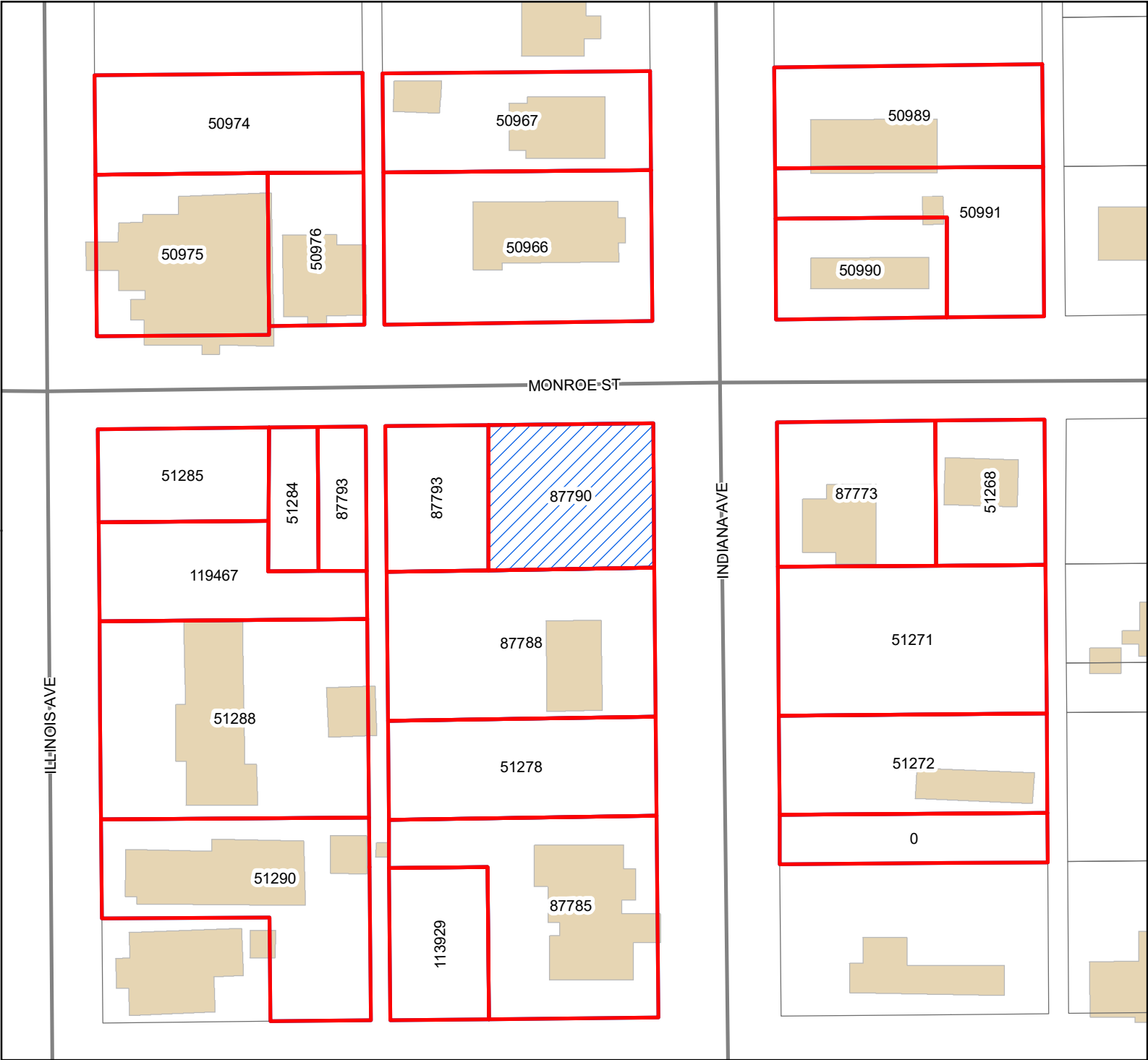
RE: Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

To Applicants and Adjacent Property Owners:

The City of Gulfport Zoning Board of Adjustments and Appeals will hold a public hearing to consider the above application at 3:00 P.M. on **Thursday, October 21, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

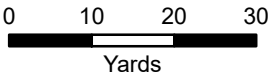
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Zoning Board for **Thursday, October 21, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			KALEB D. FREDERICKS	3506 BONITA DR	GULFPORT	MS	39503
			Adjacent Property Owners				
	50966	0810E-02-105.000	BISHOP JESSIE R	4759 VILLAGE DR	JACKSON	MS	39206
	50976	0810E-02-114.000	COOK ODIE J SR & BARBARA J	404 NORTH COURT ST	QUITMAN	GA	31643
	51271	0810E-02-088.000	DUPART JOYCE & JAMIYA KLINE	3900 21ST AVE	GULFPORT	MS	39501
N	50975	0810E-02-113.000	EVENING STAR BAPTIST CHURCH				0
N	87790	0810E-02-104.000	FREDERICKS KALEB D	3506 BONITA DR	GULFPORT	MS	39501
	51284	0810E-02-115.000	GRUET SHARON TCHON	P O BOX 2054	ACTON	MA	1720
	87788	0810E-02-103.000	HAMWOOD LLC	11656 E CARIBOU DR	FRANKTOWN	CO	80116
	87793	0810E-02-117.000	JOHNSON BOBBY	8156 ILLINOIS AVE	GULFORT	MS	39501
N	119467	0810E-02-117.001	JOHNSON BOBBY J	8156 ILLINOIS AVE	GULFPORT	MS	39501
	51288	0810E-02-118.000	JOHNSON BOBBY JOE & ARMERTRICE I	8156 ILLINOIS AVE	GULFPORT	MS	39501
N	51268	0810E-02-086.000	LEE GLADYS -EST-	C/O DONALD JONES	GULFPORT	MS	39503
	51290	0810E-02-119.001	LIL'TOT'S DAY CARE & CREATIVE LEARN	4406 ILLINOIS AVE	GULFPORT	MS	39503
	50967	0810E-02-106.000	MCCREE CORNELL -EST-	4509 INDIANA AVE	GULFPORT	MS	39501
	51278	0810E-02-102.000	MOFFETT CHARLES JR	15023 JEFFERSON STREET	GULFPORT	MS	39501
	50974	0810E-02-112.000	NEW EVENING STAR BAPTIST CHURCH	4500 ILLINOIS AVE	GULFPORT	MS	39501
	50989	0810E-02-083.000	POPE ERICA	4502 INDIANA AVE	GULFPORT	MS	39501
	87773	0810E-02-087.000	STARKS WILLIE L	4422 INDIANA AVE	GULFPORT	MS	39501
N	51285	0810E-02-116.000	STATE OF MISS #1209 8/31/95				0
N	50991	0810E-02-084.000	STATE OF MISS 2002				0
	50990	0810E-02-085.000	TD 4 US LLC	2203 PRESERVATION DR	GULFPORT	MS	39503
	87785	0810E-02-101.000	WILSON JEWEL M ETAL	614 PINECREST DR	MADISON	MS	39110
N	113929	0810E-02-101.002	WILSON JEWEL M ETAL	614 PINECREST DR	MADISON	MS	39110
	51272	0810E-02-088.001	WRIGHT ANGELA	4408 INDIANA AVE	GULFPORT	MS	39501



Legend

-  Site
-  Adjacent Properties
-  Street
-  Buildings



1 inch = 70 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0043296

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

31.32

Payment Type:

Account Billed

User ID:

IPL0023752

ACCOUNT INFORMATION

GULFPORT CITY HALL IP

1410 24 TH AVENUE

GULFPORT, MS 39501

228-868-5705

jversiga@gulfport-ms.gov

GULFPORT CITY HALL

TRANSACTION REPORT**Date**

September 29, 2021 3:56:37 PM EDT

Amount:

31.32

SCHEDULE FOR AD NUMBER IPL00432960

October 6, 2021

SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00432960**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, October 21, 2021, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24 th Avenue.

Variance 2110ZB154, by owners Chester Allen & Sharon Culpepper, tax parcel 0908O-04-044.000, Variances for front, side yard setbacks and accessory building location in the primary frontage, 2605 W Stevens Cir, Zoned R-1-10 (Single-family), Ward 6

Variance 2110ZB156, by owner Glen Brangers, tax parcel 0908H-01-006.057, Request variance for setbacks, 12108 Michael Grace Dr, Zoned R-1-15 (Single family), Ward 6

Variance 2110ZB161, by owner Kaleb Fredericks, tax parcel 0810E-02-104.000, Request variance for lot size, Monroe St, Zoned R-1-5 (Single-family), Ward 3

Variance 2109ZB140, by owner Joseph McCormick Jr, tax parcel 1010N-02 001.000, Variance for fence height, 2331 Curcor Dr, Zoned T4L (General Urban Zone "Limited"), Ward 2

This the 29th day of September 2021
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals

W00000000

Publication Dates

[<< Click here to print a printer friendly version >>](#)

MEMORANDUM

To: City of Gulfport Zoning Board of Adjustment and Appeals

From: Greg Holmes, Planning Administrator
Urban Development Department

Date of Hearing: November 18, 2021

Re: Special Exception 2112SE181:

Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a Day Care use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

Technical Report

SPECIAL EXCEPTION

GENERAL INFORMATION

Case File Number: 2112SE181

Hearing Date: Zoning Board November 18, 2021
Planning Commission November 18, 2021

Current Zoning/Use: R-1-7.5 / Commercial building

Legal: Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a pre-school use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

TECHNICAL DETAILS

The applicant requests special exception for a day care use located at 55 51st Street. It is stated by the applicant; the subject site was originally built as and used for a private school named (Westminster Academy) until 2013 when with a name change it operated a (Hope Academy) Grades Pre-K5 and 6.

Upon staff review, this location has no record of having a school or daycare use. Therefore, the applicant needs special exception to allow for a daycare.

EXECUTIVE SUMMARY

The site's parking lot provides onsite turnaround and meet the number of required parking spaces for the proposed use. In addition, the use would be in harmony with the existing neighborhood. The neighborhood consist of two churches, Bayou View Park, and Bayou View Elementary School.

Any approval should consider these conditions:

1. This appears to be a change-of-use and will be required to comply with current with all Building and Fire Codes. Sprinkler system and fire alarms required.
2. Must meet applicable code requirements for a daycare facility.

DEPARTMENTAL CONDITIONS

Engineering: No comment as of 11/8/2021.

Public Works: No conditions. Memo dated 11/5/2021.

Traffic and Safety: No conditions. Memo dated 11/5/2021.

Building Code Services: Must meet all current Building and Fire Codes. Sprinkler system and fire alarms required. Memo dated 11/2/2021.

Technical Report
SPECIAL EXCEPTION

GIS: No conditions. Memo dated 11/8/2021.

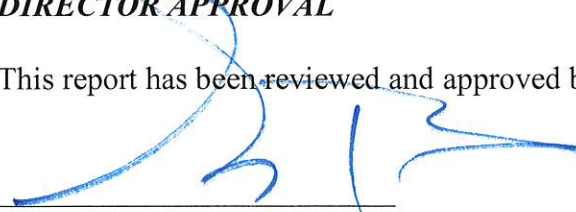
Police Department: No comments as of 11/3/2021.

Fire Department: Must meet applicable code requirements for a daycare facility.
Memo dated 11/3/2021.

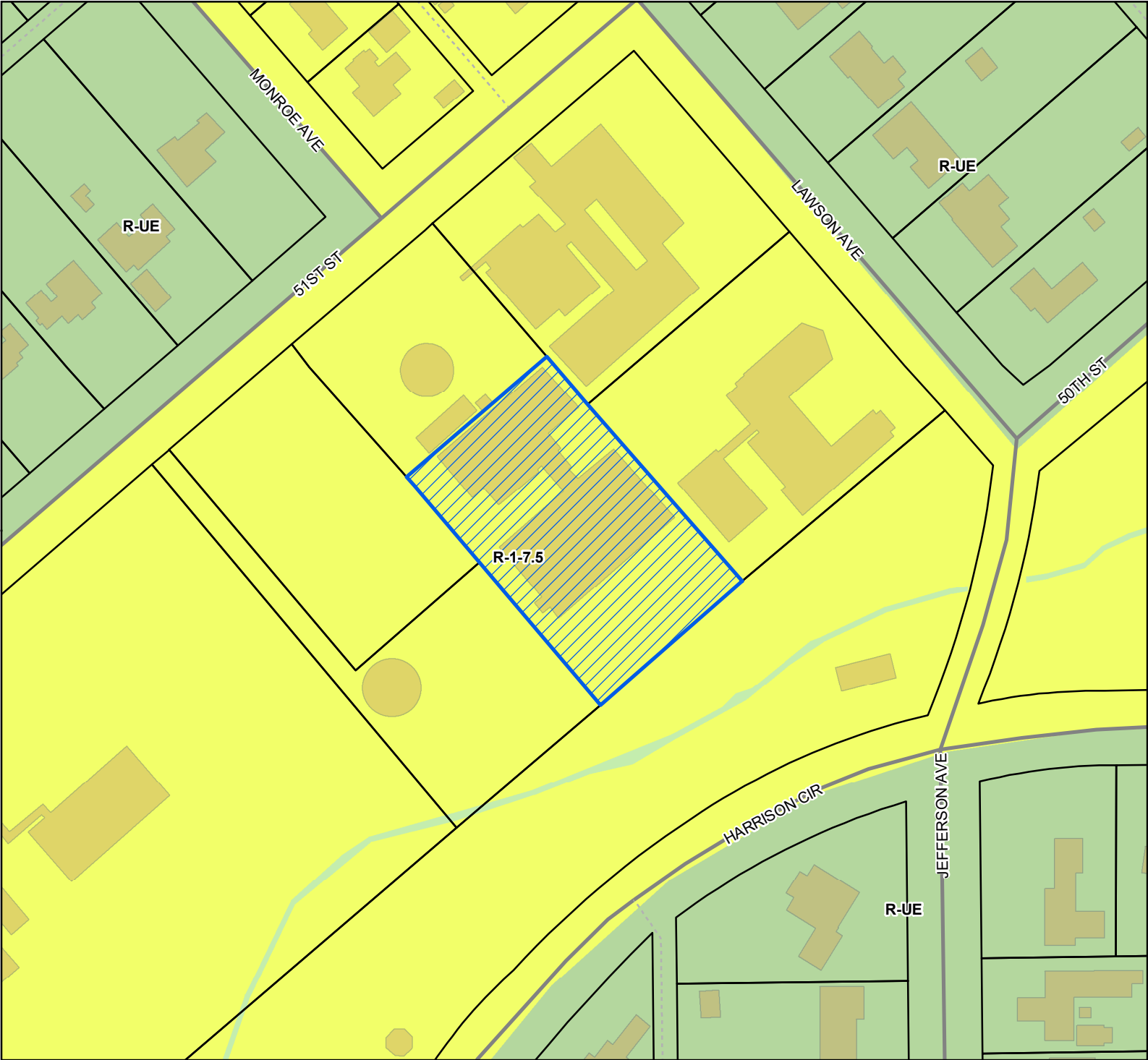
City Arborist: No conditions. Memo dated 11/3/2021.

DIRECTOR APPROVAL

This report has been reviewed and approved by:



Greg Pietrangelo
Director of Urban Development Department



Site

Street

Alley

Parcels

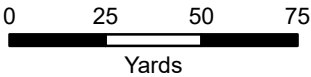
Buildings

Water Features

Zoning

- R-1-7.5 - Single Family
- Residence District (Low Density)
- R-UE - Residential Urban Estate

Site Information
0910B-04-025.000
Zoning: R-1-7.5 (Single Family)
Size: 1.48 acres
Flood: X



1 inch = 150 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.



CITY OF GULFPORT
Urban Development - Planning Division
1410 24th Avenue
Gulfport, MS 39501
(228) 868-5710

For Staff Use Only

Case File #: 2112 SE 181Date Received: 10/11/21

Receipt #: _____

Received By: CLZoning: R-1-7.5Ward: 4 Flood: XSize: 1.48 acres

(If necessary, use separate sheet of paper)

APPLICATION FOR SPECIAL EXCEPTION

Property Information

TAX PARCEL #	0	9	1	0	B	-	0	4	-	0	2	5	•	0	0	0
						-			-				•			
						-			-				•			

Address of Property Involved: 55-51st Street (formerly 5003 Lawson Ave)Lot(s) ¹ _____, Block(s) ¹⁷ _____, Subdivision BAYOU VIEW SUBDIVISIONGeneral Location: Bayou View between Bayou View Elementary & Trinity United Methodist Church

GENERAL DESCRIPTION OF REQUEST:

Preschool and after school care center

OWNERSHIP AND CERTIFICATION:

I hereby certify that I have read and understand this application and that all information and attachments are true and correct. I also certify that I agree to comply with all applicable city codes, ordinances and state laws. Finally, I certify that I am the owner of the property involved in this request or have authorization to act as the owner's agent for the herein described request.

OWNER

AGENT

Printed Name Of Owner

FLORENCE GARDENS LLC

Mailing Address

12321 PRESERVATION DRIVE

City

GULFPORT

State

Zip code

Home Phone

228-539-5039

Work/Cell Phone

228/326-7292

Email

ryan@florencegardens.com

Signature Of Owner

Printed Name Of Agent

RYAN GOLDIN

Mailing Address

SAME

City

State

Zip code

Home Phone

SAME

Work/Cell Phone

Email

SAME

Signature Of Agent

If the property or properties listed above have more than one owner, please check this box. In the case of multiple owners, reverse side must be completed. Each additional owner will need to complete and sign the reverse side of this application. We can only accept applications with original signatures.

☐

SECTIONS A. THROUGH H. MUST BE SUBMITTED FOR A COMPLETE APPLICATION.

APPLICATION FOR SPECIAL ZONING VARIANCE

55 – 51ST STREET GULFPORT 39507

SUBMISSION REQUIREMENTS

- A. APPLICATION ATTACHED
- B. SITE PLAN ATTACHED
- C. PROOF OF OWNERSHIP//DEED ATTACHED
- D. NOT APPLICABLE
- E. PERSONS REQUESTED:
 - a. Laurie Dalto, 310 Debuys Road, Biloxi 39531
 - b. Phillip Carlisle c/o Florence Gardens, 12321 Preservation Dr Gulfport 39503
- F. WRITTEN STATEMENT TO ZONING BOARD ATTACHED
- G. WRITTEN STATEMENT TO PLANNING COMMISSION ATTACHED

WRITTEN STATEMENT TO ZONING BOARD
FROM: FLORENCE GARDENS LLC
DATE: October 8, 2021

DEAR MEMBERS:

The subject site was originally built as and used for a private school named (Westminster Academy until 2013 when with a name change it operated as Hope Academy) Grades Pre-K5 thru 6.

*INGRESS/EGRESS: shown on site plan as entering on the dedicated access road between BVE and Trinity UMC. Egress will be through Westminster Presbyterian parking lot to Lawson Avenue.

*OFFSTREET PARKING/LOADING: not applicable

*REFUSE AND SERVICE: small waste disposal box location shown on site plan; service vehicles use same ingress/egress as other vehicles.

*UTILITIES: city services and Miss Power have been in continuous operation since the 1970s.

*SCREENING: fencing and landscape are pre-existing

*SIGNS: One sign placed at 51st Street entrance. Non-electric

*YARDS/OPEN SPACE: located behind the building shown on site plan

*GENERAL COMPATIBILITY: the childcare center is located on an interior lot surrounded by two churches, Bayou View Park, and Bayou View Elementary School.

*OVERVIEW: the property location and buildings are ideal for use as a childcare center/school.

Thank you for your consideration.

Best regards,



RYAN GOLDIN

FLORENCE GARDENS LLC

228/539-5039, EXT 4

WRITTEN STATEMENT TO PLANNING COMMISSION
FROM: FLORENCE GARDENS
DATE: OCTOBER 8, 2021

Dear Members:

Thank you for your consideration of a childcare center on the property formerly serving as Westminster Academy and Hope Academy.

The facility exists in the same location since 1970. Access is by two-way 51st Street both ways then an access road. Public transportation is not required.

Water and sewer are provided by the City.

Fire and police protection are adequate.

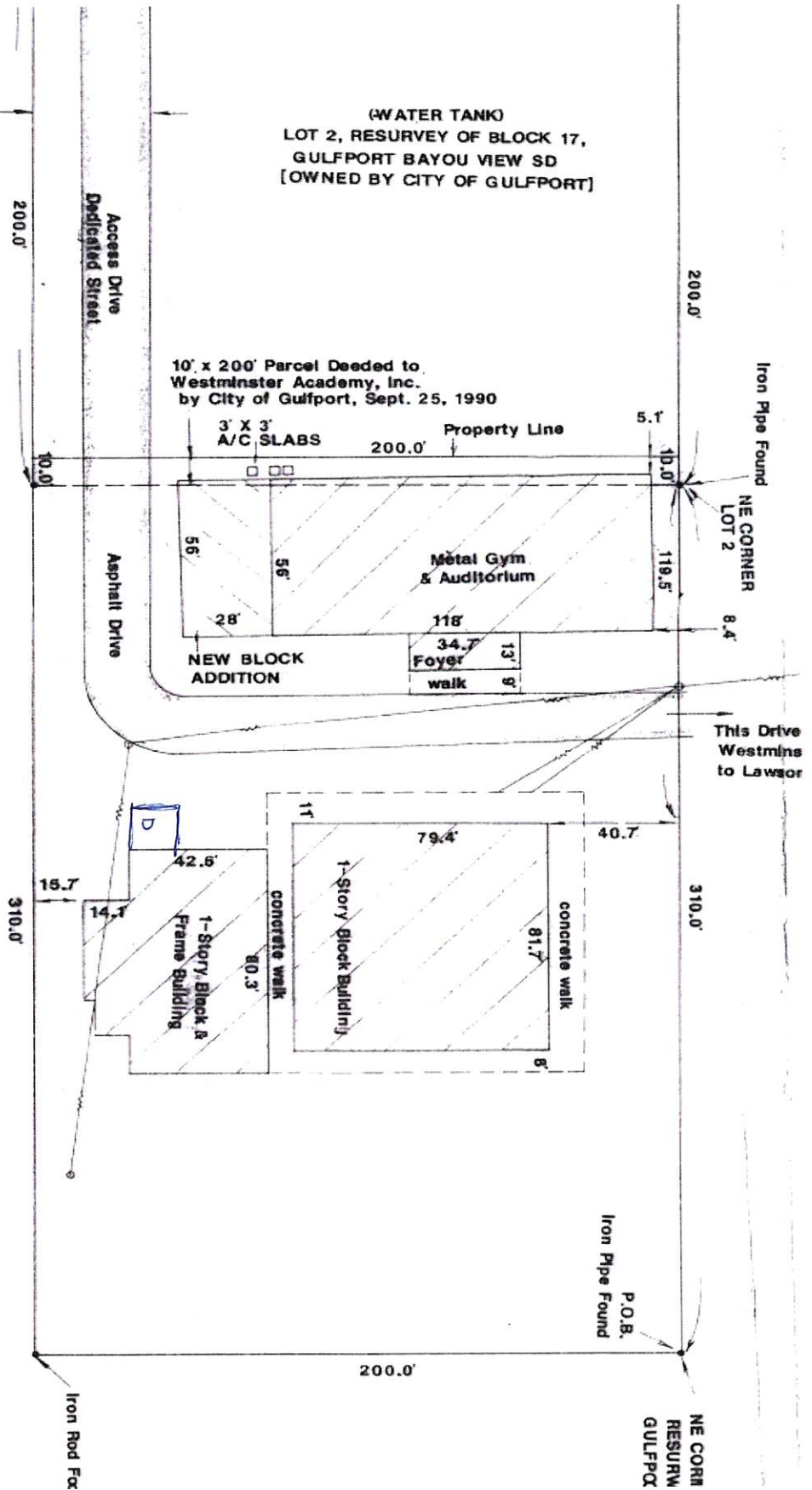
The facility is located on an interior lot and will exist in harmony with the surrounding churches, Bayou Park, and Bayou View Elementary School.

Best regards,



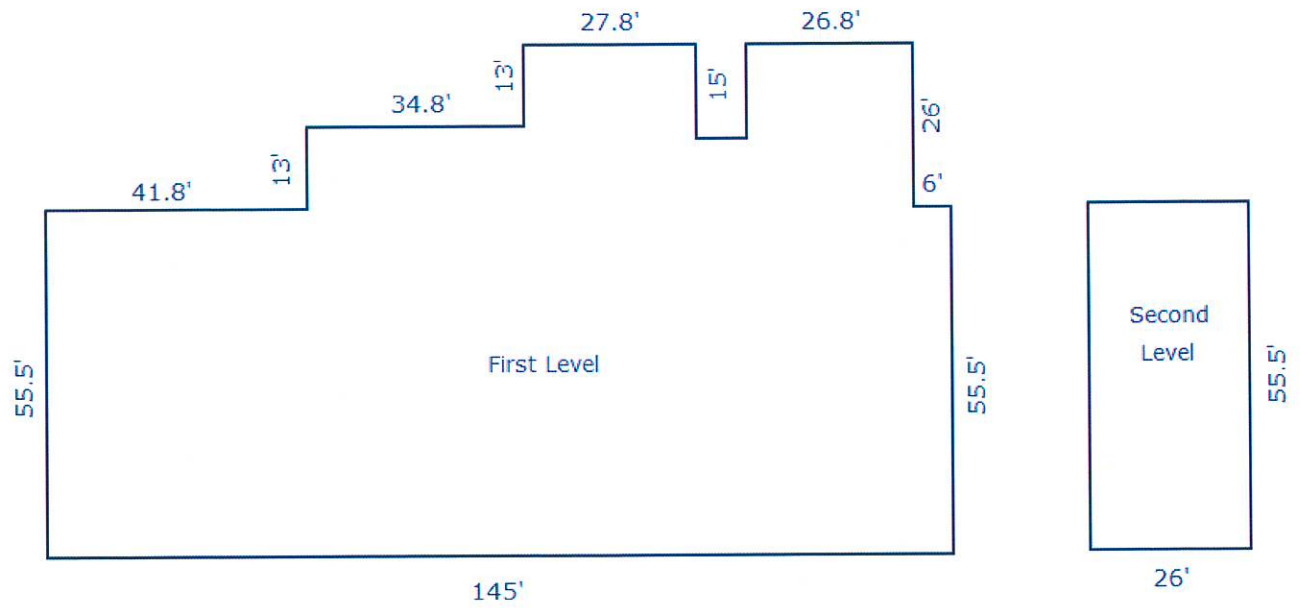
RYAN GOLDIN
FLORENCE GARDENS
228/539-5039, EXT 4

35' Dedicated Public Street
[Deed Book 648, Pages 488-489]



IMPROVEMENT SUMMARY AND ANALYSIS - CONTINUED

BUILDING SKETCH



AERIAL PHOTOGRAPH



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5

Proof of Publication

STATE OF MISSISSIPPI

COUNTY OF HARRISON

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT
NOTICE OF SUBSTITUTE
TRUSTEE'S SALE
WHEREAS, on April 8, 2009,
Westminster Academy, Inc.,
executed a Deed of Trust to J.
Patrick Caldwell, Trustee for
the benefit of BancorpSouth
Bank, which Deed of Trust is
recorded in the Records of
Mortgages and Deeds of
Trust on Land by Instrument
No. 2009 7834 T-J1 in the
office of the Chancery Clerk of
the First Judicial District of
Harrison County, Mississippi;
and,
WHEREAS, on June 23,
2009, Westminster Academy,
Inc., executed a Deed of Trust
to J. Patrick Caldwell, Trustee
for the benefit of Bancorp-
South Bank, which Deed of
Trust is recorded in the afore-
said records by Instrument
No. 2009 9933 T-J1 in the
office of the Chancery Clerk of
the First Judicial District of
Harrison County, Mississippi;
and,
WHEREAS, on June 23,
2009, Westminster Academy,
Inc., executed a Deed of Trust
to J. Patrick Caldwell, Trustee
for the benefit of Bancorp-
South Bank, which Deed of
Trust is recorded in the afore-
said records by Instrument
No. 2009 12302 T-J1 in the
office of the Chancery Clerk of
the First Judicial District of
Harrison County, Mississippi;
and,
WHEREAS, on February 16,
2011, Westminster Academy,
Inc., executed a Deed of Trust
to J. Patrick Caldwell, Trustee
for the benefit of Bancorp-
South Bank, which Deed of
Trust is recorded in the afore-
said records by Instrument
No. 2011 2063 T-J1 in the
office of the Chancery Clerk of
the First Judicial District of
Harrison County, Mississippi;
and,
WHEREAS, on February 16,
2011, Westminster Academy,
Inc., executed a Deed of Trust
to J. Patrick Caldwell, Trustee
for the benefit of Bancorp-
South Bank, which Deed of
Trust is recorded in the afore-
said records by Instrument
No. 2011 3457 T-J1 in the
office of the Chancery Clerk of
the First Judicial District of
Harrison County, Mississippi;
and,
WHEREAS, on June 24,
2014, Westminster Academy,
Inc., executed a Deed of Trust
to J. Patrick Caldwell, Trustee
for the benefit of Bancorp-
South Bank, which Deed of
Trust is recorded in the afore-
said records by Instrument
No. 2014 5217 T-J1 in the

office of the Chancery Clerk of
the First Judicial District of
Harrison County, Mississippi;
and,
WHEREAS, on December 19,
2014, Westminster Academy,
Inc., executed a Deed of Trust
to J. Patrick Caldwell, Trustee
for the benefit of Bancorp-
South Bank, which Deed of
Trust is recorded in the afore-
said records by Instrument
No. 2015 503 T-J1 and re-
recorded by Instrument No.
2016 526 T-J1 in the office of
the Chancery Clerk of the First
Judicial District of Harrison
County, Mississippi; and,
WHEREAS, BancorpSouth
Bank appointed and substi-
tuted Michael B. McDermott in
the place and stead of said
original trustee named in the
aforesaid original Deeds of
Trust, by instrument filed of
record in the office of the
Chancery Clerk and recorded
in said office by Instrument
No. 2016 1062 T-J1; and
WHEREAS default having
been made in the terms and
conditions of said Deeds of
Trust in favor of Bancorp-
South Bank, and the holder of
the note and Deeds of Trust
having requested the Substi-
tute Trustee to sell the subject
property, I will, on the 8th day
of April, 2016, offer for sale
and sell at public outcry, be-
tween the hours of 11:00 A.M.
and 4:00 P.M. at the main east
door of the county courthouse
of the First Judicial District of
Harrison County, Mississippi,
for cash to the highest bidder,
the following described prop-
erty, lying and being situated
in the First Judicial District of
Harrison County, State of Mis-
sissippi, to-wit:
That portion of Lot 1 of Re-
survey of Block 17, GULF-
PORT BAYOU VIEW SUB-
DIVISION in the City of Gul-
fport, Harrison County, Missis-
sippi, described as follows:
Beginning at the northeast
corner of Lot 1, Resurvey of
Block 17, Gulfport Bayou
View Subdivision, run thence
in a westerly direction along
the northern line of said lot a
distance of 310.0 feet; run
thence in a southerly direction
along the eastern boundary
line of property belonging to
the City of Gulfport a distance
of 200 feet; run thence in an
easterly direction parallel to
the northern line of said Lot 1 a
distance of 310 feet to the
eastern line of said Lot 1; run
thence in a northerly direction
along the eastern line of said
Lot 1 for a distance of 200 feet
to the point of beginning.
Together with a right of way
easement over the East 10
feet feet of Lot 2 and being
more particularly described in
that certain Easement
recorded in Book 934 at Page
238 in the records of the
Chancery Clerk of Harrison
County, Mississippi.
I will convey only such title as
is vested in me as Substitute
Trustee.
Signed, posted and
advertised this 25th day of
February, 2016.
MICHAEL B. MCDERMOTT,
SUBSTITUTE TRUSTEE
PUBLISH 3 TIMES:
March 18, 2016
March 25, 2016
April 1, 2016

Before me, the undersigned Notary of Harrison County,
Mississippi personally appeared Crysta Brackett who, being
by me first duly sworn, did depose and say that she is a clerk of
The Sun Herald, a newspaper published in the city of Gulfport, in
Harrison County, Mississippi, and the publication of the notice, a copy of
which is hereto attached, has been made in said paper 3 times
in the following numbers and on the following dates of such paper, viz:

Vol. 132 No., 167 dated 28 day of Mar, 20 16
Vol. 132 No., 174 dated 25 day of Mar, 20 16
Vol. 132 No., 181 dated 1 day of Apr, 20 16
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____
Vol. _____ No., _____ dated _____ day of _____, 20____

Affiant further states on oath that said newspaper has been
established and published continuously in said county for a period of
more than twelve months next prior to the first publication of said
notice.

Crysta Brackett

Clerk

Sworn to and subscribed before me this 1 day of

April

A.D., 20 16

Meri A. Jackson

Notary Public

*The Sun Herald has been deemed eligible for publishing legal notices in Jackson County
to meet the requirements of Miss. Code 1972 Section 13-3-31 and 13-3-32.



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Designation of Agent

FLORENCE GARDENS LLC
MARTIN GOLDIN, MGR, being owner of the property 55-51st Street
PRINT NAME PRIMARY ADDRESS OR PARCEL
which is the subject of this application hereby authorize Ryan Goldin to act as my
PRINT NAME
representative with the City of Gulfport's Zoning Board of Adjustment and Appeals, and/or Planning Commission, and/or City Council, and/or permitting and licensing, as required by the City.

Such representation shall be for all purposes concerning any manner, right, or obligation relating to this petition. This designation authorizes my agent to make verbal or written representations and/or declarations on my behalf, and I shall be legally bound by said verbal or written representations and/or declarations relating to this petition.

The petitioner understands and acknowledges that the City will rely upon the agent's representations in approval or denial of said petition.

[Signature] October 14, 2021
MARTIN GOLDIN, MEMBER Date
Signature FLORENCE GARDENS LLC

STATE OF MISSISSIPPI | COUNTY OF HARRISON

Given under my hand and seal of office this the 11th day of October, 20 21

[Signature]
Notary Public

Feb. 22, 2023
Commission Expiration



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- 1 -

Prepared by and return to:
Michael B. McDermott, Esq.
Page, Mannino, Peresich & McDermott, PLLC
P. O. Drawer 289
Biloxi, MS 39533
(228) 374-2100



J. Patrick Caldwell 1st Judicial District
Instrument 2016 2234 D - J1
Filed/Recorded 4/ 8/2016 04:10 P
Total Fees \$ 12.00
5 Pages Recorded

GRANTOR:
Michael B. McDermott, Substitute Trustee
(Bar #2379)
P. O. Drawer 289
Biloxi, MS 39533
(228) 374-2100

GRANTEE:
Florence Gardens, LLC, A Mississippi
Limited Liability Company
12321 Preservation Drive
Gulfport, MS 39503
(228) 539-5039

Indexing Instructions: Exempt

STATE OF MISSISSIPPI
COUNTY OF HARRISON
FIRST JUDICIAL DISTRICT

UNOFFICIAL

SUBSTITUTE TRUSTEE'S DEED

WHEREAS, on April 8, 2009, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the Records of Mortgages and Deeds of Trust on Land by Instrument No. 2009 7834 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

WHEREAS, on June 23, 2009, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the aforesaid records by Instrument No. 2009 9693 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

WHEREAS, on June 23, 2009, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the aforesaid records by Instrument No. 2009 12302 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

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UNOFFICIAL

-2-

WHEREAS, on February 16, 2011, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the aforesaid records by Instrument No. 2011 2063 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

WHEREAS, on February 16, 2011, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the aforesaid records by Instrument No. 2011 3457 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

WHEREAS, on June 24, 2014, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the aforesaid records by Instrument No. 2014 5217 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

WHEREAS, on December 19, 2014, Westminster Academy, Inc, executed a Deed of Trust to J. Patrick Caldwell, Trustee for the benefit of BancorpSouth Bank, which Deed of Trust is recorded in the aforesaid records by Instrument No. 2015 503 T-J1 and re-recorded by Instrument No. 2016 526 T-J1 in the office of the Chancery Clerk of the First Judicial District of Harrison County, Mississippi; and,

WHEREAS, BancorpSouth Bank appointed and substituted Michael B. McDermott in the place and stead of said original trustee named in the aforesaid original Deeds of Trust, by instrument filed of record in the office of the Chancery Clerk and recorded in said office by Instrument No. 2016 1062 T-J1; and

WHEREAS, BancorpSouth Bank, holder of the note and Deeds of Trust secured thereby, notified the undersigned Substitute Trustee that the indebtedness secured by said Deeds of Trust was in default and that the entire indebtedness secured thereby had been declared due and payable and directed the undersigned Substitute Trustee to foreclose said Deeds of Trust in accordance with the terms and conditions thereof and to sell the property hereinafter described and as described in said Deeds of Trust for the satisfaction of the indebtedness secured thereby and all costs of sale; and,

WHEREAS, the undersigned Substitute Trustee gave due and timely notice of the time, place and terms of said sale by posting at the Courthouse of Harrison County, Mississippi, a notice of said trustee's sale on the 17th day of March, 2016, said notice being in substantial conformity with the newspaper publication attached hereto, which notice remained posted thru the day of sale; and,

WHEREAS, the said Substitute Trustee caused notice of sale to be published in "The Sun Herald" a newspaper published at Gulfport, Mississippi, in Harrison County, Mississippi, on the following dates,

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UNOFFICIAL

-3-

namely: March 18, 2016, March 25, 2016 and April 1, 2016, a copy of the publisher's proof of said publication being attached hereto; and,

WHEREAS, the Substitute Trustee did on the 8th day of April, 2016, offer for sale and sell at public outcry at the main east door at the County Courthouse of Harrison County, Mississippi, at Gulfport, Mississippi within legal hours, being between the hours of 11:00 A.M. and 4:00 P.M., to the highest and best bidder for cash, the hereinafter described property; and,

WHEREAS, Florence Gardens, L.L.C., A Mississippi Limited Liability Company, bid the sum of Three Hundred Twenty-Three Thousand Two Hundred Forty-Two and no/100 Dollars, (\$323,242.00), being the highest and best bid made for said property, the same was thereafter struck off to said bidder and it was declared to be the purchaser thereof.

NOW THEREFORE, in consideration of the premises and the sum of Three Hundred Twenty-Three Thousand Two Hundred Forty-Two and no/100 Dollars, (\$323,242.00) cash in hand paid, the receipt of which is hereby acknowledged, I, MICHAEL B. MCDERMOTT, SUBSTITUTE TRUSTEE, do hereby sell and convey unto FLORENCE GARDENS, L.L.C., a Mississippi Limited Liability Company, the following described property lying and being situated in the First Judicial District of Harrison County, State of Mississippi, to-wit:

UNOFFICIAL

That portion of Lot 1 of Resurvey of Block 17, GULFPORT BAYOU VIEW SUBDIVISION in the City of Gulfport, Harrison County, Mississippi, described as follows: Beginning at the northeast corner of Lot 1, Resurvey of Block 17, Gulfport Bayou View Subdivision, run thence in a westerly direction along the northern line of said lot a distance of 310.0 feet; run thence in a southerly direction along the eastern boundary line of property belonging to the City of Gulfport a distance of 200 feet; run thence in an easterly direction parallel to the northern line of said Lot 1 a distance of 310 feet to the eastern line of said Lot 1; run thence in a northerly direction along the eastern line of said Lot 1 for a distance of 200 feet to the point of beginning.

Together with a right of way easement over the East 10 feet feet of Lot 2 and being more particularly described in that certain Easement recorded in Book 934 at Page 238 in the records of the Chancery Clerk of Harrison County, Mississippi.

Subject to all liens and other interest of record.

The Substitute Trustee conveys only such title as was acquired by him as Substitute Trustee by the terms of the instruments referred to above.

Witness my signature this the 8th day of April, 2016.



MICHAEL B. MCDERMOTT, SUBSTITUTE TRUSTEE

UNOFFICIAL

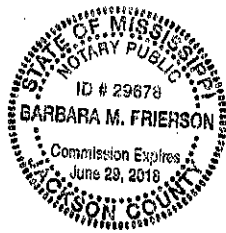
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- 4 -

STATE OF MISSISSIPPI

COUNTY OF HARRISON

Personally appeared before me, the undersigned authority in and for the said County and State, on this 8th day of April, 2016, within my jurisdiction, the within named Michael B. McDermott, Substitute Trustee, who acknowledged that, as such Substitute Trustee, he executed the above and foregoing instrument.



Barbara M. Frierson
NOTARY PUBLIC

My commission expires:

6/29/18

UNOFFICIAL

UNOFFICIAL

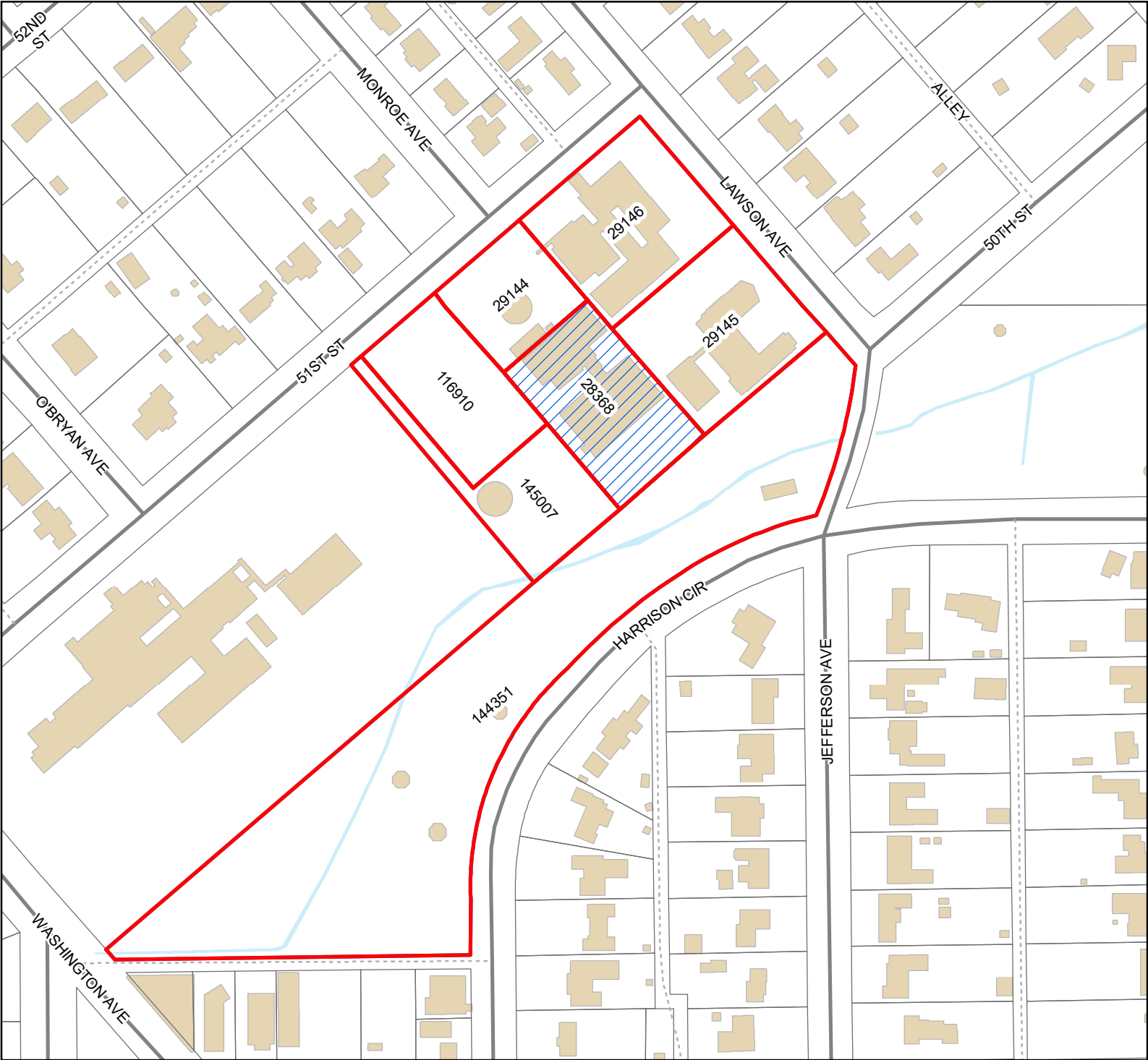
RE: Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a Day Care use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

To Applicants and Adjacent Property Owners:

The City of Gulfport Planning Commission will hold a public hearing to consider the above application at 4:30 P.M. on **Thursday, November 18, 2021**, in the Council Chambers at the Gulfport City Hall located at 2309 15th Street.

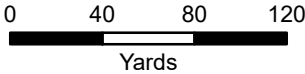
For more information, visit <http://www.gulfport-ms.gov/agendas.shtml> then click the City of Gulfport Planning Commission for **Thursday, November 18, 2021**. A map showing the location of the property involved is located at this website. If you have any questions or comments, please contact this office at the phone number 228-868-5710 or email planners@gulfport-ms.gov. The application is available for viewing in the Planning Division office at 1410 24th Avenue.

Mail	PPIN	Parcel ID	Name	Address	City	State	ZIP
Y			FLORENCE GARDENS LLC	12321 PRESERVATION DRIVE	GULFPORT	MS	39507
Adjacent Property Owners							
	29144	0909O-03-031.000	GULFPORT CITY OF	P O BOX 1780	GULFPORT	MS	39502
N	144351	0910B-04-024.002	GULFPORT CITY OF	PO BOX 1780	GULFPORT	MS	39502
	145007	0910B-04-024.003	GULFPORT CITY OF	2309 15TH ST	GULFPORT	MS	39501
	29146	0909O-03-030.000	TRINITY METHODIST CHURCH OF GPT	5007 LAWSON AVE	GULFPORT	MS	39507
N	116910	0910B-04-024.001	TRINITY UNITED METHODIST CHURCH	5007 LAWSON AVE	GULFPORT	MS	39507
	29145	0910B-04-026.000	WESTMINISTER PRESBYTERIAN CHURCH	5005 LAWSON AVE	GULFPORT	MS	39507



Legend

- Site
- Adjacent Properties
- Street
- Alley
- Buildings
- Water Features



1 inch = 250 feet



DATA DISCLAIMER: All information that is provided on this map is believed to be correct. However, no liability is assumed by the City of Gulfport for errors in substance or form of any of the materials published on this map. The GIS Division, City of Gulfport, provides the information represented on this map as a service to the community and makes every effort possible to provide quality information. However, no claims, promises, or guarantees about the accuracy, completeness, or adequacy of the information contained on this map are expressed or implied.

THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:**

IPL0047362

Order Status:

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

21.36

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

October 28, 2021 3:58:10 PM EDT

Amount:

21.36

SCHEDULE FOR AD NUMBER IPL00473620

November 3, 2021
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00473620**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979, as amended, notice is hereby given advising that the Zoning Board of Adjustment and Appeals will hold a public hearing in the City of Gulfport, Mississippi at 3:00 PM., Thursday, November 18, 2021, in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development-Planning Division located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a pre-school use, 55 51st St, Zoned R-1-7.5 (Single family), Ward 4
This the 27th day of October 2021
A. Lee Palermo, Chairman
City of Gulfport Zoning Board of Adjustment and Appeals
W000000000
Publication Dates

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THANK YOU for your legal submission!

Your legal has been submitted for publication. Below is a confirmation of your legal placement. You will also receive an email confirmation.

ORDER DETAILS**Order Number:****IPL0047366****Order Status:**

Submitted

Classification:

Legals & Public Notices

Package:

BLX - Legal Ads

Final Cost:

50.52

Payment Type:

Account Billed

User ID:

IPL0024925

ACCOUNT INFORMATION

GULFPORT URBAN DEVELOPMENT IP
PO BOX 1780
GULFPORT, MS 39502
228-868-5705
AccountsPayable@gulfport-ms.gov
GULFPORT URBAN DEVELOPMENT

TRANSACTION REPORT**Date**

October 28, 2021 4:07:23 PM EDT

Amount:

50.52

SCHEDULE FOR AD NUMBER IPL00473660

November 3, 2021
SunHerald (Biloxi)

PREVIEW FOR AD NUMBER IPL00473660**LEGAL NOTICE
PUBLIC HEARING**

In conformance with Section VIII of the Comprehensive Zoning Ordinance of the City of Gulfport, Mississippi, 1979 as amended, notice is hereby given advising that the Gulfport City Planning Commission will hold a public hearing in the City of Gulfport, Mississippi at 4:30 P.M., Thursday, November 18, 2021 in the Council Chambers of the Gulfport City Hall located at 2309 15th Street to consider the following requests. A copy of the requests will be available for public review at the office of the Department of Urban Development, Planning Division, located on first floor of the William H. Hardy Building, 1410 24th Avenue.

Zoning Map Amendment 2110PC162, by agent Felix L. Lee, tax parcels 0811E-02-018.000, 0811E-02-019.000, Request to rezone from T5 (Urban Center Zone) to T6 (Urban Core Zone), 1715 and 1721 29th Avenue, Ward 2

Planning Commission Approval 2111PC172, by agent Heather L. Wilson, tax parcel 0808D-01-004.000, Requests home occupation for hobby sales of homemade soap, 12505 Depew Road, Zoned R-1-10 (Single-family), Ward 7

Planning Commission Approval 2111PC174, by owner Hazel Ann Beavers, tax parcel 0711L-02-029.001, request home occupation for a mobile notary, 1608 Rhorer Ave. Zoned R-1-7.5 (Single family), Ward 1

Final Plat 2111PC175, by agent Brown, Mitchell & Alexander, Inc., tax parcel 0908D-01-009.000, 0908D-01-010.000, 0908D-01-011.000, 0908D-01-015.000, 0908E-01-001.000 Approval of Final Plat for a 28-lot subdivision (Forest Ridge Subdivision), O'Neal Road, Zoned R-1-15 (Single-family) and R-1-7.5 (Single-family), Ward 6

Zoning Map Amendment 2111PC176, by agent Freddie Fountain, tax parcel 0907J-01-001.005, Requests to rezone from R-1-15 (Single-family) to R-B (Residence business), Three Rivers Rd, Ward 6

General Plan 2111PC177, by owner River Point Estates, LLC, tax parcels 1007O-01-028.000, 1007O-01-028.014, 1007O-01-028.012, and 1007O-01-028.008, Approval of General Plan for a 7-lot subdivision (River Point Estates), O'Neal Rd, Zoned R-E (Residence estate), Ward 6

Final Plat 2111PC178, by agent Brown, Mitchell, and Alexander, Inc., tax parcel 1009E-02-002.001, Request approval for multiple buildings on one property, 10185 Lorraine Rd, Zoned I-1 (Light industry), Ward 5.

Planning Commission Approval 2111PC179, by owners Khristopher and Kayla Dedeaux, tax parcel 1008F-01-003.037, Request home occupation for online women's clothing boutique, 10830 Plummer Circle, Zoned R-1-10 (Single-family), Ward 6

Special Exception 2112SE181, by agent Ryan Goldin, tax parcel 0910B-04-025.000, Requests a Day Care use, 55 51st St, Zoned R-1-7.5 (Single-family), Ward 4

This the 27th day of October 2021
Keith Williams, Chairman
City of Gulfport Planning Commission

W00000000
Publication Dates

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